

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
JULY 7, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICER ASSIGNED TO TODAY'S HEARING: William Mackey**

ITEM-1:      **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:      **REQUESTS FOR CONTINUANCES.**

ITEM-3:      **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:      **UNION STREET MAP WAIVER - PROJECT NO. 24757**  
City Council District: 2; Plan Area: Uptown

**STAFF:          Jeff Peterson**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to convert 4 residential units to condominiums on a 0.072-acre site. The property is located at 2415 Union Street in the MR-100 Zone of Mid-City Communities Planned District within the Uptown Community Planning Area, Airport Approach, Airport Environs, and Council District 2. Report NO. HO-04-086

**RECOMMENDATION:**  
Approval.

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ITEM-5:     **1 PIPER RANCH - PROJECT NO. 6854**  
City Council District: 8; Plan Area: Otay Mesa

**STAFF:**       **William Zounes**

Approve, conditionally approve, or deny an application for a Tentative Map to create 12 parcels from 8 existing lots, on the west side of Piper Ranch Road between Approach Road and Dead Stick Road in the industrial Subdistrict of Otay Mesa Development District. Report NO. HO-04-085

**RECOMMENDATION:**

Approval.

ITEM-6:     **252 CORRIDOR PARK - PROJECT NO. 25657**  
City Council District: 8; Plan Area: Southeastern San Diego

**STAFF:**       **William Zounes**

Approve, conditionally approve, or deny an application for a Site Development Permit to create a public park located south of Rigel Street, north of Silktree Terrace, east of Interstate 5, and west of Acacia Street within the Southeastern San Diego Planned district of the Southeastern San Diego Community Plan area. Report NO. HO-04-091

**RECOMMENDATION:**

Approval.

ITEM-7:     **PORTICO CONDOMINIUMS - PROJECT NO. 31317**  
City Council District: 2; Plan Area: Centre City

**STAFF:**       **Peter Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver to waive the requirements for a Tentative Map to create 84 residential units and 5 commercial condominium units on a 0.46-acre site. The property is located at **1435 India Street** in the Little Italy District of the Centre City Planned area. Report NO. HO-04-089

**RECOMMENDATION:**

Approval.

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ITEM-8: **15<sup>TH</sup> & MARKET CONDOMINIUMS - PROJECT NO. 22806**

City Council District: 2; Plan Area: Centre City

**STAFF: Peter Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 65 residential and 3 commercial condominiums units on a 0.023-acre site. The property is located at **572 15<sup>th</sup> Street** in East Village District of the Centre City Planned District. Report NO. HO-04-088

**RECOMMENDATION:**

Approval.

ITEM-9: **FAHRENHEIT CONDOMINIUMS - PROJECT NO. 16619**

City Council District: 2; Plan Area: Uptown

**STAFF: Peter Lynch**

Approve, conditionally approve, or deny an application for a Map Waiver application to waive the requirements for a Tentative Map to create 68 residential and 9 Live/work condominium units on a 0.042-acre site. The property is located at **433 10<sup>th</sup> Avenue** within the East Village District of the Centre City Planned District. Report NO. HO-04-090

**RECOMMENDATION:**

Approval.

ITEM-10: **JUAN STREET CONDOMINIUMS - PROJECT NO. 25613**

City Council District: 2; Plan Area: Old Town

**STAFF: Jeff Peterson**

Approve, conditionally approve, or deny an application for a Variance and a Site Development Permit to exceed the maximum floor area ratio (FAR) for a total of 0.83 where a 0.60 is allowed for the construction of an exterior elevator and exterior balcony to an existing 4-unit residential building that currently has an FAR of 0.81 on a 5,000-square-foot site. The property is located at 2534-40 Juan Street in the multi-family zone of Old Town San Diego Planned District within the Old Town San Diego Community Planning Area, and Council District 2. Report NO. HO-04-087

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**RECOMMENDATION:**

Approval.

ITEM-11: **BERMUDA AVENUE MAP WAIVER - PROJECT NO. 17213**

City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Tentative & Parcel Map Waiver to convert two existing residential units to condominiums on a 0.16 acre site. The project is located at **4585 Bermunda Avenue** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), Coastal height Limit Overlay Zone, within the Peninsula Community Plan Area. Report NO. HO-04-092

**RECOMMENDATION:**

Approval.

ITEM-12: **COLLEGE ARCO - PROJECT NO. 37488**

City Council District: 7; Plan Area: College Area

**STAFF: Patrick Hooper**

Approve, conditionally approve, or deny an application for a Coastal Use Permit to permit the sale of alcoholic beverages (limited to beer and wine) at an existing automotive service station located at 5111 College Avenue within the College Area Community Plan. Report NO. HO-04-094

**RECOMMENDATION:**

Approval.